



**Snohomish County**  
Planning and Development  
Services

Visit us at :

2nd Floor Robert J. Drewel Bldg.  
3000 Rockefeller Avenue  
Everett, WA 98201

425-388-3311  
1-800-562-4367, ext. 3311



ONLINE INFORMATION  
[www.snohomishcountywa.gov/1190](http://www.snohomishcountywa.gov/1190)



This Assistance Bulletin only applies to property within unincorporated Snohomish County and does not apply to property within incorporated city limits.

# Drainage Review for Projects Vested on or after September 30, 2010

Assistance Bulletin

# #89

Revised March 2015

**WWW.SNOCO.ORG**

**Keyword: Assistance Bulletins**

Effective September 30, 2010, all projects vested after that date shall comply with Chapter [30.63A](#) SCC (Drainage). Land disturbing activity and many other development permits and land use approval applications must be accompanied by a stormwater site plan and related reports as needed to comply with the new drainage requirements. Stormwater site plans shall comply with the targeted or full stormwater site plan submittal checklist prepared by PDS, as applicable. Further information is provided on application checklists.

**Q:** When is a Targeted Stormwater Site Plan required? (See SCC 30.63A.400 through 30.63A.525 and 30.63A.805)

**A:** A targeted stormwater site plan is required to comply with new development and redevelopment projects when the new and replaced impervious surfaces and the land disturbed by the new development or redevelopment will:

- Result in or add 2,000 square feet or greater of new, replaced or new plus replaced impervious surface area; or
- Cause land disturbing activity of 7,000 square feet or greater.

**Q:** What are the requirements for a Targeted Stormwater Site Plan?

**A:** Targeted stormwater site plans shall be submitted to document compliance with chapter [30.63A](#) SCC and minimum requirements 1 through 5 (SCC 30.63A.400 through 30.63A.525). The targeted stormwater site plan submittal shall include both the items required by SCC 30.63A.440 and the targeted stormwater site plan submittal checklist items adopted by the department pursuant to SCC 30.70.030. Targeted stormwater site plan submittal requirements include a development layout of the proposed drainage system. The layout shall depict the results of the site planning process pursuant to SCC 30.63A.400 through SCC 30.63A.440 and shall include the nature and extent of the work proposed and a written executive summary explaining how the drainage system will function.

This bulletin is intended only as an information guide. The information may not be complete and is subject to change.  
For complete legal information, refer to Snohomish County Code.

**Q: Are there additional requirements for Targeted Stormwater Site Plans?**

**A:** In addition to compliance with minimum requirements 1 through 5, compliance with minimum requirements 6, 7 and 8 pertaining to runoff treatment, flow control and detention or treatment in wetlands and their buffers may be required based upon the site plan, scope of the proposed project and the results of the hydrologic analysis required under SCC 30.63A.440. Chapter [30.63A](#) SCC site planning requirement most often will require an accurate set of plans and calculations prepared by a professional engineer licensed in Washington State.

**Q: When is a Full Stormwater Site Plan required? (See 30.63A.400 through 30.63A.605 and 30.63A.815)**

**A:** A full stormwater site plan and full construction SWPPP is submitted for new development and redevelopment projects when the new impervious surfaces and converted pervious surfaces if the new development will:

- Result in or add 5,000 square feet or more of new impervious surface area.
- Convert three-quarters of an acre or more of native vegetation to lawn or landscaped areas.
- Convert 2.5 acres or more of native vegetation to pasture.

**Q: What are the requirements for a Full Stormwater Site Plan?**

**A:** Full stormwater site plans shall be submitted to document compliance with chapter [30.63A](#) SCC and minimum requirements 1 through 9 (SCC 30.63A.400 through 30.63A.605). The full stormwater site plan submittal shall include items on the full stormwater site plan submittal checklist items adopted by the department pursuant to SCC 30.70.030.

**Q: Are there any additional requirements for road redevelopment projects? (See SCC 30.63A.310)**

**A:** Yes. See additional requirements for redevelopment apply to the proposal if:

- The runoff from new impervious surfaces and converted pervious surfaces is not separated from runoff from other surfaces on the project site, stormwater treatment facilities must be sized for the entire flow that is directed to them.
- Runoff from the replaced and new impervious surfaces (including pavement, shoulders, curbs and sidewalks) shall meet minimum requirements 1 through 9 (SCC 30.63A.400 through 30.63A.605) if the new impervious surfaces total 5,000 square feet or more and total 50 percent or more of the existing impervious surfaces within the project limits length of the project and the width of the right-of-way).

**Q: Are there special requirements for other types of redevelopment projects? (See SCC 30.63A.310(6))**

**A:** Yes. All redevelopment projects, except road-related projects covered by SCC 30.63A.310(5), shall comply with minimum requirements 1 through 9 (SCC 30.63A.400 through 30.63A.605) for the new plus replaced impervious surfaces when:

- The total of the new plus replaced impervious surfaces totals 5,000 square feet or more.
  - The value of proposed improvements including interior improvements exceeds 50 percent of the assessed value of the existing site improvements.
-

**Q: Can a Full Stormwater Site Plan be submitted in phases? (SCC 30.63A.820)**

**A:** Yes, the submittal of a full stormwater site plan may be submitted in phases when a project requires a full stormwater site plan, and the proposed development activity is subject to a public hearing where the hearing examiner has original jurisdiction, an applicant may submit a targeted stormwater site plan pursuant to SCC 30.63A.805, along with the underlying permit application, to initiate review.

**Q: If I want to submit a phased Full Stormwater Site Plan are there additional criteria I must address in my submittal of the Targeted Stormwater Site Plan? (SCC 30.63A.820)**

**A:** Yes, when submitting a phased plan, in addition to compliance with chapter [30.63A](#) SCC and minimum requirements 1 through 5 (SCC 30.63A.400 through 30.63A.605), the targeted stormwater site plan shall address additional stormwater site planning components. If the site analysis required by minimum requirement 1 identifies site conditions that require compliance with minimum requirements 6, 7 or 8, the targeted stormwater site plan shall address water quality treatment, flow control, and wetlands protection pursuant to SCC 30.63A.530 through SCC 30.63A.570 so the conceptual plan may be thoroughly reviewed for:

- Minimum requirements 6 Water Quality Treatment
- Minimum requirements 7 Flow Control
- Minimum requirements 8 Wetland Protection

Detailed engineering and design information shall be provided when required by the director for site-specific conditions, development in the public right-of-way, or compliance with any required conveyance sizing, on-site stormwater management BMPs, or detention or treatment design, as needed to protect the public health, safety and welfare.

**Q: May I re-use an existing stormwater site plan?**

**A:** A plan or portions of a drainage plan submitted for one permit or approval can be used for a new submittal if the plan addresses the site and meets current requirements of Title 30 SCC. The plan must bear a current stamp of the professional engineer that prepared the original plans. Payment of review fees is required by chapter 30.86 SCC. The plan will be subject to review under the current standards.

**Q: What if I have other questions?**

**A:** Call (425) 388-3311 or submit questions online at [AskPermitTech@snoco.org](mailto:AskPermitTech@snoco.org). Remember, asking questions first can save lots of headaches, heartaches and money!

---